

HARTS

AGENTS FOR FINE HOMES

15 Riverside Gardens, Henley in Arden
B95 5JX

Guide Price
£439,950


HOOVER
Hotpoint

We are pleased to launch to market this three bedroom semi-detached bungalow in a quiet and pretty area of Henley in Arden situated just a short stroll to the High Street. It has been owned by the same family for over 25 years. With gardens to both front and rear, it also benefits from an allocated parking space next to the property as well as unrestricted on street parking.

Number 15 Riverside Gardens enjoys a good size corner plot and boasts an attractive frontage with a large Apex window making this stand out from the other similar homes in the area. In brief the property comprises:-

APPROACH From the allocated parking space, the property is approached through a pretty landscaped garden with pathway, a mix of stepping stones and gravel bordered by lush greenery and shrubs as well as a beautiful specimen tree. The garden offers shade and privacy.

ENTRANCE HALL With useful storage cupboard and doors through to the accommodation.

LIVING / DINING ROOM A well-proportioned 'L' shaped living / dining room with a wonderful Apex glazed window to the front of the property allowing lots of natural light to flood the room. Second window to the side elevation as well as large sliding patio doors leading out into the conservatory. The living area has a built-in electric fire as well as a modern Swedish wood burner for the cooler months. The dining area has views out into the conservatory and offers space for a good size table and chairs.

FITTED KITCHEN Fitted with a range of Shaker style eye and base level units and drawers with complimentary wooden work surfaces over and tiling to splashback areas. Inset Belfast sink with mixer tap over, space and plumbing for slimline dishwasher, space for fridge freezer, space and plumbing for washing machine and tumble dryer, integrated electric oven and grill and Hotpoint ceramic hob with extractor over. Window to to rear elevation and door through to conservatory.









CONSERVATORY Accessed from the dining room and the kitchen with tiled flooring and door into the rear garden.

BEDROOM With bay window to the side elevation and door to:-

EN SUITE WET ROOM Being fully tiled and fitted with a white suite comprising low flush WC, wash basin with storage beneath, shower area with electric shower over, window to rear elevation.

BEDROOM Window overlooking the rear garden and housing a useful walk-in storage area (also accessed via the hallway).

BEDROOM Currently used as a home office this third bedroom is location at the front of the bungalow with window overlooking the front garden.

BATHROOM A fully tiled bathroom and with high level window, fitted with a white suite comprising low flush WC, panelled bath with electric shower over, shower screen, and additional hand held shower attachment, wash basin, and vanity storage unit.

REAR GARDEN Access from either the side pedestrian access from the road or through the conservatory, this private rear garden, with fenced and walled boundaries, is a secluded place to sit and relax. With mature trees and shrubs, together with a screened storage area and garden shed (which is in need of replacement).







## LOCATION  HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, and you will find a variety of little shops, cafes, a deli, convenience stores, public houses, fabulous schooling, and many restaurants to choose from, and a local doctor's surgery just a short walk away.  There are beautiful walks in and around Henley and close enough to bigger towns for even more choice of shops and eating places.

## ADDITIONAL INFORMATION

TENURE:  FREEHOLD  Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.  There is electric heating at the property.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band C

ENERGY PERFORMANCE CERTIFICATE RATING: E  We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so.  We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

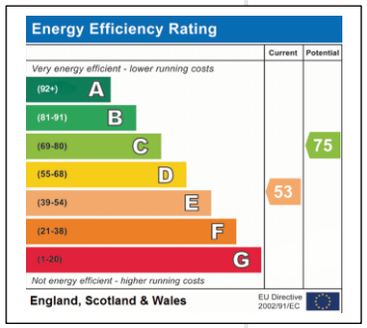


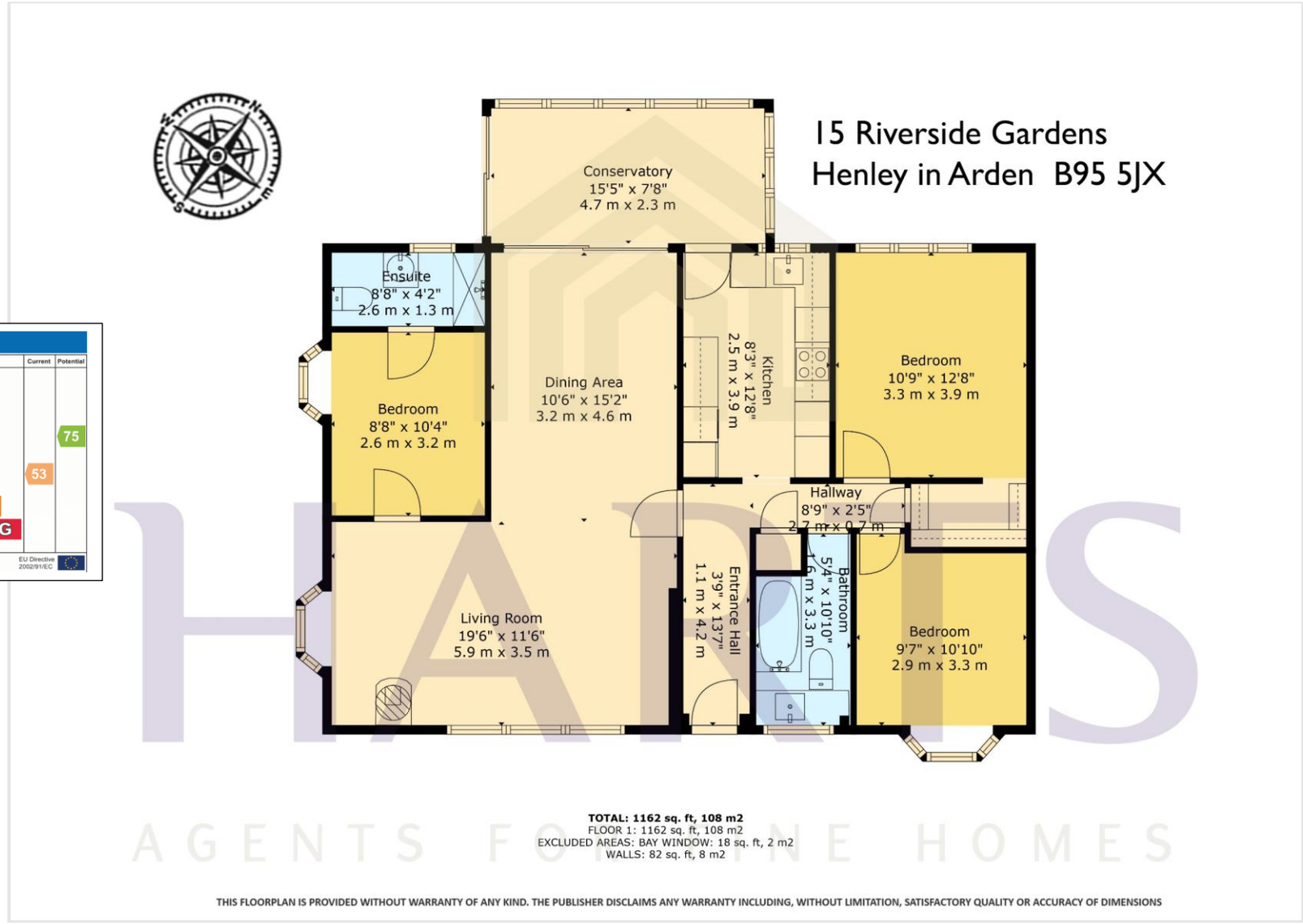







HARTS
FOR SALE




**TOTAL: 1162 sq. ft, 108 m2**
FLOOR 1: 1162 sq. ft, 108 m2
EXCLUDED AREAS: BAY WINDOW: 18 sq. ft, 2 m2
WALLS: 82 sq. ft, 8 m2

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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